



A rare opportunity to develop an unmodernised freehold mews house with planning permission to extend, in a pretty cobbled mews.

Hyde Park Gardens Mews, London, W2

Guide Price: £2,850,000 Freehold



Proposed Accommodation:

Reception room • Dining room • Kitchen • Principal bedroom with en suite bathroom • Dressing room • Four further bedrooms • Two further bathrooms (one en suite) • Utility room • Garage

Current Accommodation:

Reception room • Kitchen / Dining Room • Three bedrooms • Bathroom • Garage • Roof Terrace

Local Information

Hyde Park Gardens Mews is arguably the most sought after mews on the Hyde Park estate, offering a quiet haven, just moments away from the green expanses of Hyde Park. Hyde Park Gardens Mews is located in the heart of Connaught Village, which offers a wonderful selection of restaurants and boutique shops, as well as the world class amenities of neighbouring Mayfair and Marylebone.

The transport links are excellent from nearby Lancaster Gate underground, (approximately 0.2 miles), Paddington underground (approximately 0.3 miles), London Paddington train station (approximately 0.3 miles).

About this property

A rare opportunity to develop an unmodernised freehold mews house with the benefit of full planning permission for an additional mansard roof extension (reference number: 18/03007/FULL). This charming house has the rare benefit of windows to both the front and the rear making it unusually bright for a mews house. The first floor benefits from three sets of double doors opening out onto a Juliet balcony, with views beyond the pretty cobbled mews.

Tenure

Freehold

Energy Performance

EPC Rating = D

Viewing

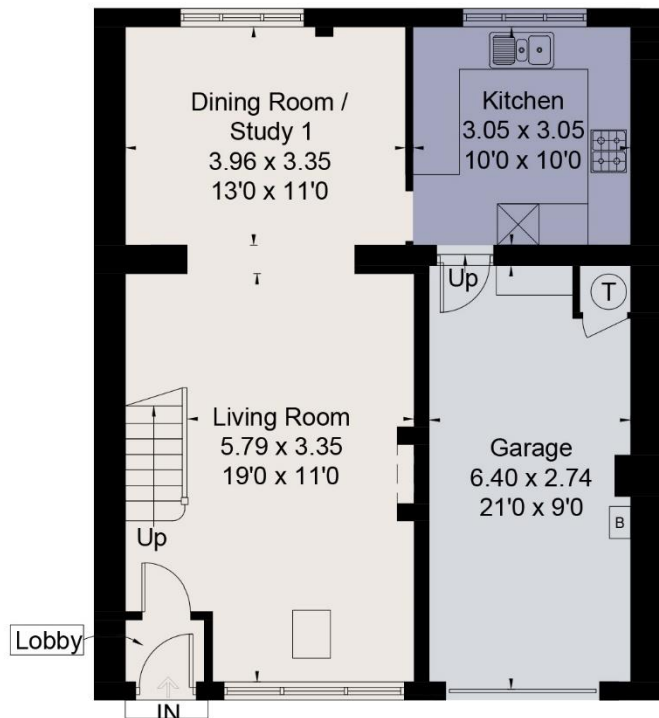
All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.

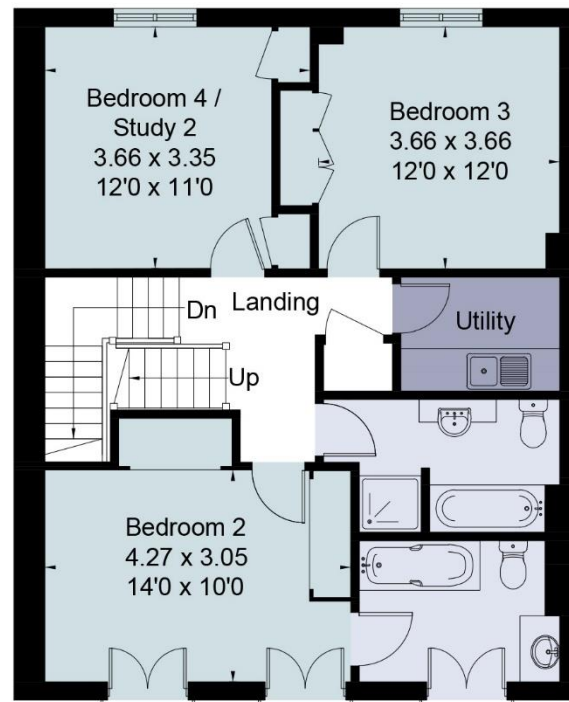


Approximate Floor Area = 200.5 sq m / 2158 sq ft (Including Garage)

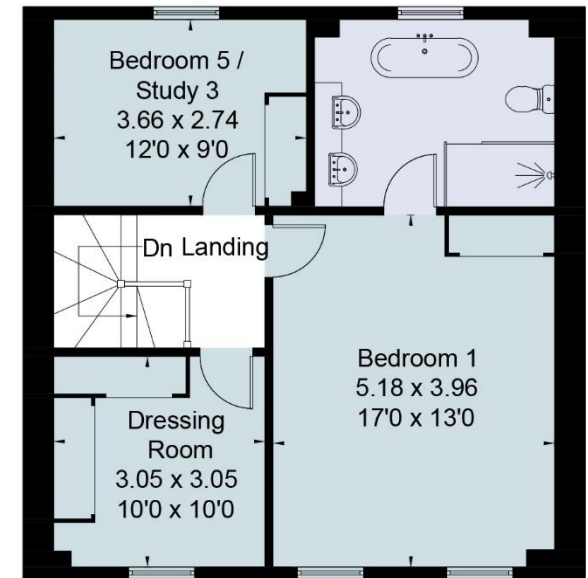
Proposed Plan



Ground Floor



First Floor



Second Floor

Hyde Park Gardens Mews, London, W2
 Gross Internal Area 1543 sq ft, 122.2 m²



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Existing Floorplan

Hyde Park Gardens Mews, W2

Gross internal area (approx.)
 143 Sq m (1543 Sq ft)
 For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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